

May 2, 2017

Mark Travers
Mark Travers Architect, AIA
2315 E Pike St
Seattle, WA 98122

SUBJECT: "On Hold" Notice
Renton Subdivision / LUA16-000981,PP, ECF

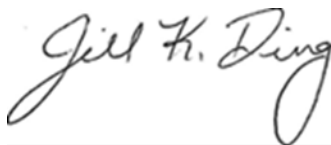
Dear Mr. Travers:

The Planning Division of the City of Renton accepted the above master application for review on March 30, 2016. After completion of our first round of review, it has been determined that additional information is required before we can continue processing your application. **Please revise the proposed dead end street to a through street with an emergency access turnaround as shown in the attached layout.**

Once the preliminary plat layout has been revised, please submit **5 copies, 1 reduced (8 ½" x 11") copy, and one CD with an electronic version** of a revised Technical Information Report, Density Worksheet, Drainage Plans, Preliminary Plat Map, Street Profiles, Generalized Utility Plans, conceptual landscape plan. Pending the receipt of these additional items, we are putting the review of your project "on hold". The public hearing scheduled for June 13th, 2017 has been cancelled and will be reschedule upon receipt of the requested information.

Please contact me at (425) 430-6598 or via email at jdining@rentonwa.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jill K. Ding". The signature is written in a cursive, flowing style.

Jill Ding
Senior Planner

cc: George and Frances Subic / Owner(s)
 Party(ies) of Record

Enclosure



RENTON SUBDIVISION
CITY OF RENTON
FILE NO:

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN--AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREOF IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, PEDESTRIAN ACCESS, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE AND CONVEY SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OR THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF RENTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF RENTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF RENTON, ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY DAMAGE INCLUDING ANY COST OF DEFENSE, CLAIMED BY PERSON(S) WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF RENTON ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FROM DAMAGES, INCLUDING THE COST OF DEFENSE RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF RENTON, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS

GEORGE SUBIC

FRANCES SUBIC

ACKNOWLEDGMENT

STATE OF WASHINGTON }
AT _____ } SS.
COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO ME KNOWN TO BE THE _____ THAT EXECUTED THE
WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID
INDIVIDUAL, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH
STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF
_____, 2016.

NOTARY PUBLIC
RESIDING IN _____
MY COMMISSION EXPIRES: _____

SITE INFORMATION

ZONING: R-8
DENSITY ALLOWED: 4.0 MINIMUM-8.0 MAXIMUM UNITS PER ACRE
DENSITY PROPOSED: 6.95 UNITS PER ACRE

ORIGINAL LOT: 84,263.73 ±SQ.FT 1.93±ACRES	LOT 7: 6658.88±SQ.FT. 0.15±ACRES
LOT 1: 5,100.00±SQ.FT. 0.12±ACRES	LOT 8: 6,660.72±SQ.FT. 0.15±ACRES
LOT 2: 5,100.00±SQ.FT. 0.12±ACRES	LOT 9: 5,840.65±SQ.FT. 0.13±ACRES
LOT 3: 7,200.00±SQ.FT. 0.17±ACRES	LOT 10: 6,849.16±SQ.FT. 0.16±ACRES
LOT 4: 6,069.91±SQ.FT. 0.14±ACRES	LOT 11: 5,100.00±SQ.FT. 0.12±ACRES
LOT 5: 6,652.56±SQ.FT. 0.15±ACRES	TRACT A: 4,600.16±SQ.FT. 0.11±ACRES
LOT 6: 6,656.45±SQ.FT. 0.15±ACRES	ACCESS STREET: 11,775.25±SQ.FT. 0.27±ACRES

SURVEYOR'S LEGAL DESCRIPTION

LOT 10 AND LOT 11, BLOCK 4, AKER'S FARMS NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED VOLUME 40 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON

SURVEYOR'S NOTES

- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE TITLE REPORT WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE NO. 611148918, DATED DECEMBER 21, 2016. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON FEBRUARY & OCTOBER, 2016 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN FEBRUARY OF 2016. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
AT _____ } SS.
COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO ME KNOWN TO BE THE _____ THAT EXECUTED THE
WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID
INDIVIDUAL, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH
STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF
_____, 2016.

NOTARY PUBLIC
RESIDING IN _____
MY COMMISSION EXPIRES: _____

CITY OF RENTON PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

ADMINISTRATOR

CITY OF RENTON MAYOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

MAYOR

CITY OF RENTON

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

CITY CLERK

CITY OF RENTON

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THE CITY TREASURER FOR COLLECTION OF ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE PAID IN FULL
THIS ____ DAY _____, 20____.

FINANCE ADMINISTRATOR

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

KING COUNTY ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO. _____

KING COUNTY FINANCE DIVISION CERTIFICATE

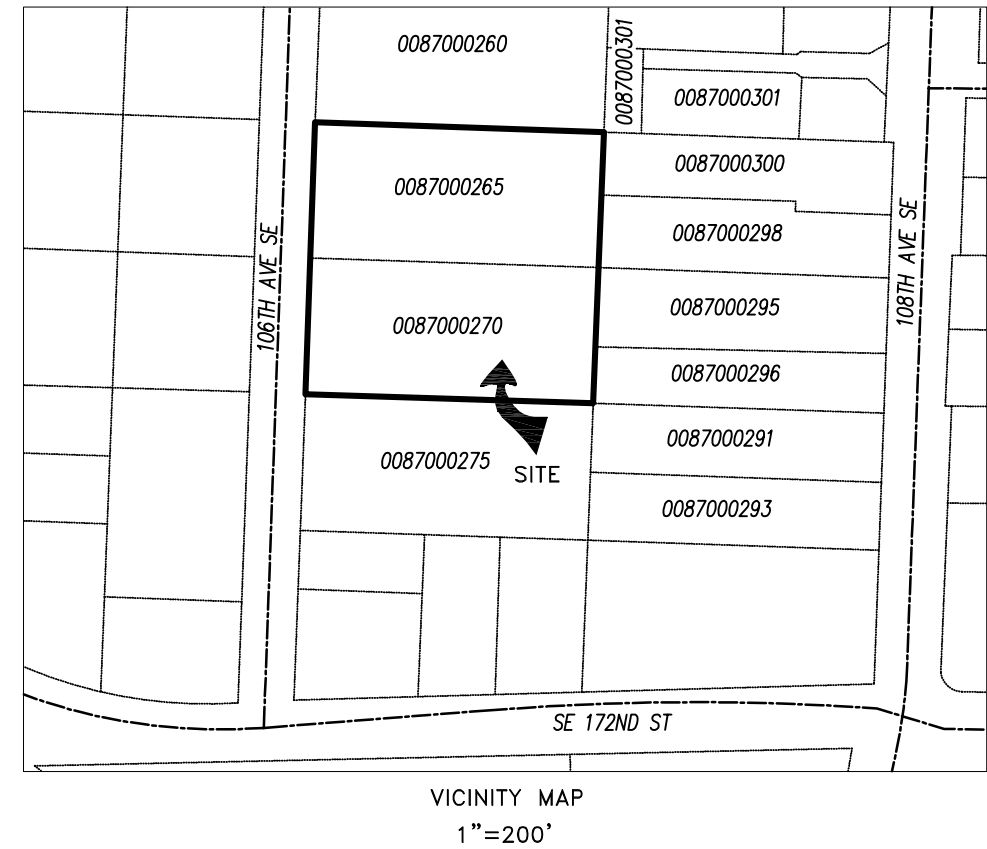
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

MANAGER, FINANCE DIVISION

DEPUTY, FINANCE DIVISION

VOLUME/PAGE



PROJECT PARTNER'S

OWNER(S): GEORGE W. SUBIC & FRANCES M. SUBIC
PO BOX 89
RENTON, WA 98057

ENGINEER: LITCHFIELD ENGINEERING
12840 81ST AVE NE
KIRKLAND, WA 98034

SURVEYOR: INFORMED LAND SURVEY
3215 S 12TH ST
TACOMA, WA 98405

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____,
AT _____ IN BOOK OF _____ AT PAGE _____ AT THE
REQUEST OF X, LLC

MANAGER

SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

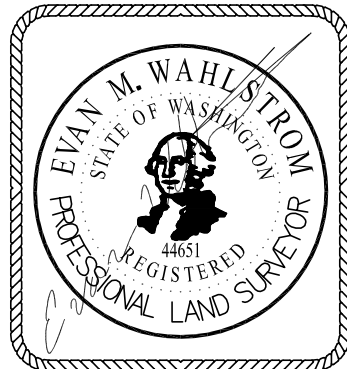
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE

REQUEST OF X, LLC. IN September 21, 2016.

EVAN M. WAHLSTROM EXP 10/4/18

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44651

2/23/2017



RENTON SUBDIVISION

IN NE 1/4 OF THE SW 1/4 OF SECTION 29, T23N, R5E, W.M.

CITY OF RENTON,
KING COUNTY, WASHINGTON

CHECKED: EMW
FIELD CREW: BA, AJ
DRAFTED: JR

JOB NO.: SKATS-160128
NO. OF PARCELS: 11
DATE: 2/23/2017
SHEET 1 OF 2



RENTON SUBDIVISION
CITY OF RENTON
FILE NO:

VOLUME/PAGE

REFERENCES

- (R1) AKERS FARM NO. 5, VOL. 40, PAGE 27, KING COUNTY RECORDING NO. 194412213436169
(R2) RECORD OF SURVEY, KING COUNTY RECORDING NO. 199110219022
(R3) RECORD OF SURVEY, KING COUNTY RECORDING NO. 1999071590008
(R4) KING COUNTY ASSESSOR MAP, QS_SW292305

RECORDS OF KING COUNTY AUDITOR'S OFFICE

HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83/91 WSPC NORTH ZONE, PER TIES TO CITY OF RENTON MONUMENT #1863 FOUND AT THE INTERSECTION OF SE 168TH STREET AND 116TH AVENUE SE AND CITY OF RENTON MONUMENT #1640 FOUND AT THE CENTERLINE OF 116TH AVENUE SE AT THE NORTHERLY MARGIN OF AN EAST-WEST WATER PIPELINE RIGHT OF WAY.

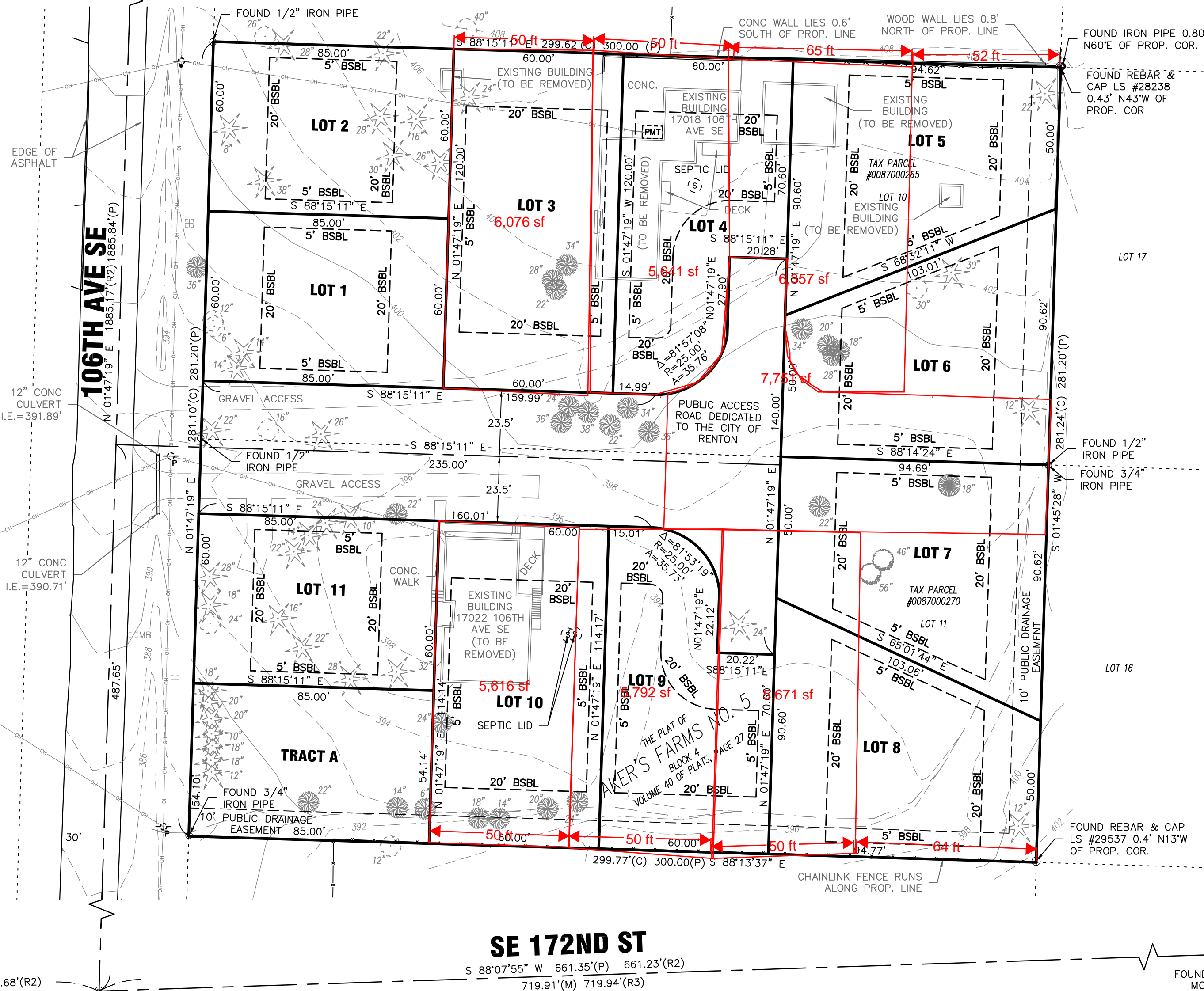
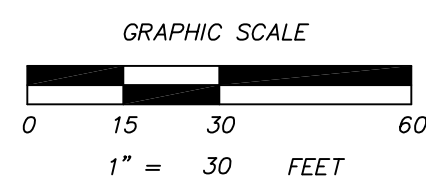
VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88, PER TIES TO CITY OF RENTON BENCHMARK #1863 ELEVATION 459.07 FEET AT SE 168TH STREET AND 116TH AVENUE SE. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CITY OF RENTON CONTROL MONUMENT #1640 FOUND 3" BRASS DISC W/PUNCH DOWN 1.0' DOWN IN CASE
FOUND CASED MONUMENT CENTER OF SEC. 29, T.23N., R.5E.

LEGEND

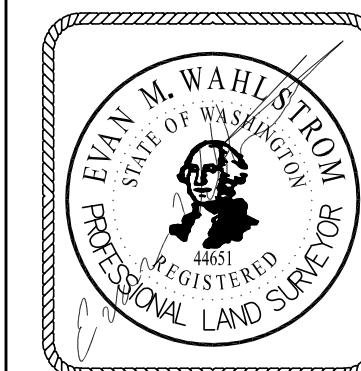
- FOUND CASED MONUMENT
- FOUND MONUMENT (AS SHOWN)
- CALCULATED POSITION
- SEPTIC LID
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MAILBOX
- SIGN
- GUARD POST
- POWER METER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/DROP & TRANSFORMER
- OVERHEAD POWER LINES
- HOGWIRE FENCE
- CHAINLINK FENCE
- CENTERLINE OF DITCH
- GAS PAINT LINE
- POWER PAINT LINE
- TELEPHONE PAINT LINE
- DOUGLAS FIR TREE
- DECIDUOUS TREE
- CEDAR TREE
- COTTONWOOD TREE
- (R) DISTANCE PER REFERENCE
- (P) DISTANCE PER PLAT
- (C) DISTANCE PER CALCULATION



SE 172ND ST

S 88°07'55" W 661.35'(P) 661.23'(R2)
719.91'(M) 719.94'(R3)

2/23/2017



informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
Fax: 253-627-9175
www.i-landsurvey.com

LAND SURVEYING, MAPPING, & GIS

RENTON SUBDIVISION

IN NE 1/4 OF THE SW 1/4 OF SECTION 29, T23N, R5E, W.M.

CITY OF RENTON,
KING COUNTY, WASHINGTON

CHECKED:EMW
FIELD CREW: BA, AJ
DRAFTED: JR
SCALE: 1"=30'

JOB NO.: SKATS-160128
NO. OF PARCELS: 11
DATE: 2/23/2017
SHEET 2 OF 2